

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Phone: (954) 828-5123  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Andrews Avenue Properties  
Parking Reduction

**Case #:** 67-R-02

**Date:** June 11, 2002

**Comments:**

1. The applicant proposes to provide 169 less parking spaces than that required by the City's Code, resulting in an approximate 15% reduction request with the indication that ancillary services will be 13,517 square feet of the total utilized area, with that portion of parking modeled as retail.
2. Please provide a copy of the document referenced in the parking analysis entitled "Parking for Institutions and Special Events" and insert a copy in each Planning & Zoning Board members submittal prior to applying for this approval. These studies should be evaluated to verify that the models used closely resemble the development type proposed.
3. Please indicate if any evaluation of the existing medical offices available near the hospital site were studied to determine relative utilization rates to further support the conclusions reached in the submitted parking analysis report.
4. Please evaluate the impact losing those existing parking spaces on S.W. 16 Street will have on existing businesses in this vicinity. The applicant should monitor the utilization of these spaces for a period of one or two weekdays and conclude whether the removal of these spaces adversely impacts surrounding businesses. These impacts may require mitigation by providing new metered parking spaces in the immediate vicinity.
5. Additional comments may be provided by the City's traffic and parking consultant, Kittelson & Associates, Inc. All comments shall be effectively addressed with adequate resolve prior to proceeding onto Planning & Zoning Board for review of this application.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Andrews Ave Properties Inv.

**Case #:** 67-R-02

**Date:** 06/11/02

**Comments:**

No Comments.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Andrews Avenue Properties &  
Investments LLC & D. Dettman

**Case #:** 67-R-02

**Date:** June 11, 2002

**Comments:**

In reference to the parking reduction, no apparent interference will result from this plan at this time.  
For comments on the proposed building construction, see case # 66-R-02.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Andrews Ave. Properties &  
Investments LLC & D. Dettman

**Case #:** 67-R-02

**Date:** 6/11/02

**Comments:**

Refer to separate review for site and landscape plan comments

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Division: Planning

Member: Jim Koeth  
828-5276

Project Name: Andrews Ave. Prop./Dettman

Case #: 67R-02

Date: June 11, 2002

**Comments:**

1. Project subject to site plan level III review, which requires Planning and Zoning Board approval with the 30 day City Commission call-up provision.
2. Discuss provision for a parking study with Engineering Rep. and the applicant at the meeting. If required, an outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's cost for these consultant services. The traffic study must be submitted and reviewed by the City prior to project obtaining Preliminary PZ Board sign-offs.
3. See DRC comments for 66 R 02 for site plan related comments.

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Division: Police

Member: Det. C. Cleary- Robitaille  
828-6419

Project Name: Andrews Avenue Parking Reduction Case #: 67-R-02

Date: 6-11-02

**Comments:**

No comments at this time.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** North Broward Hospital District

**Case #:** 67-R-02

**Date:** 6/11/02

**Comments:**

1. Vacation of S.W. 16<sup>th</sup> Street required prior to final DRC review.
2. The parking analysis report refers to section 47-44; which is from a previous zoning code, the referenced section is 47-20.2.
3. An off-street parking agreement is required pursuant to section 47-20.18 prior to final DRC review.
4. Additional comment may be forthcoming at DRC meeting.